

Before the Board of Zoning Adjustment, D.C.

PUBLIC HEARING - April 14, 1971

Appeal No. 10721 David J. Hessler, et ux, appellant.

THE ZONING ADMINISTRATOR OF THE DISTRICT OF COLUMBIA, appellee.

On motion duly made, seconded and unanimously carried the following Order of the Board was entered at the meeting of April 20, 1971.

EFFECTIVE DATE OF ORDER - April 28, 1971

ORDERED:

That the appeal for variance from the side yard requirements of R-1-B District to permit enlargement of rear porch at 3213 Stephenson Place, N. W., Square 2018, Lot 4, be granted.

FINDINGS OF FACT:

1. The subject property is located in an R-1-B District.
2. The property is improved with a two-story brick detached single family dwelling.
3. The appellant proposes to enlarge the existing sun porch and convert it to a family room. (See Exhibits 2 and 2A)
4. The appellants lot is 45 feet in width and 160 feet in depth. The proposed enlargement of the existing porch will be 18 feet in width and 7 feet in depth. (See Exhibit 3)
5. The appellants house on the west side in the rear is only 5 feet 2 inches from the property line, therefore the proposed sun porch enlargement will be 5 feet 2 inches from the west property line and on line with the existing west wall of the house.
6. No opposition was registered at the public hearing to the granting of this appeal.

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OPINION:


We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Zoning Regulations and that a denial of the requested relief will result in peculiar and exceptional practical difficulties and undue hardship upon the owner.

Further, we hold that the requested relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose and integrity of the zone plan as embodied in the Zoning Regulations and Map.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED:

By: _____


PATRICK E. KELLY
Secretary of the Board